

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/9-11 MARKET ROAD WERRIBEE VIC 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$370,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Werribee

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

18/18-20 GLEN STREET WERRIBEE VIC 3030	\$420,000	20-Jan-25
304/116 WATTON STREET WERRIBEE VIC 3030	\$410,000	12-Feb-25
3/3 GAVAN COURT WERRIBEE VIC 3030	\$420,000	16-May-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 June 2025



18/18-20 GLEN STREET WERRIBEE VIC 3030

Sold Price

\$420,000

Sold Date

20-Jan-25

 2

 1

 1

Distance

0.07km



304/116 WATTON STREET WERRIBEE VIC 3030

Sold Price

\$410,000

Sold Date

12-Feb-25

 2

 1

 1

Distance

0.87km



3/3 GAVAN COURT WERRIBEE VIC 3030

Sold Price

^{RS} **\$420,000**

Sold Date

16-May-25

 2

 1

 1

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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